

ARTICLE XIII

AIRPORT ZONING ORDINANCE

Section 1301. Authority

The regulations set forth in this Article shall be known as the Airport Zoning Ordinance of Glynn County, Georgia, and have been adopted pursuant to the authority conferred by the General Assembly of Georgia (GA Laws 1946, pp. 121 ff. and GA Laws 1946, pp. 191 ff.), and for the purposes of promoting the health, safety and general welfare of the inhabitants of Glynn County by preventing the creation of hazards to airports located wholly and partially herein, thereby protecting the lives and property of the users of such airports and of occupants of land in their vicinity and preventing destruction or impairment of the utility of such airports and public investment therein.

Section 1302. Definitions

- 1) **Airport** shall mean those publicly owned airports, now owned or owned in the future by Glynn County. Glynn County currently owns two (2) airports known as Malcolm B. McKinnon on St. Simons Island and Glynco Jetport in the northern area of Glynn County.
- 2) **Airport Hazard** shall mean any structure or tree or use of land, which obstructs the air space required for the flight of aircraft in landing, or taking off at an airport, or which otherwise is hazardous to such landing or taking off of aircraft.
- 3) **Non-Conforming Use** shall mean any pre-existing structure, tree, or use of land, which does not conform to regulations prescribed by this Article, or amendments thereof, as of the effective date of such Article.
- 4) **Person** shall mean any individual, firm, co-partnership, corporation, company, association, joint stock association, or body politic, and includes any trustee, receiver assignee, or similar representative thereof.
- 5) **Primary Surface** shall mean a surface longitudinally centered on a runway. The primary surface extends 200 feet beyond the threshold of the runway. The width for McKinnon Airport is 500 feet and the width for Glynco Jetport is 1,000 feet.
- 6) **Structure** shall mean any object constructed or installed by man including, but without limitation, buildings, towers, smoke stacks, and overhead transmission towers.

- 7) **Zones** shall mean the approach, transitional, horizontal and conical zones. These zones apply to the area under the approach, transitional, horizontal and conical surfaces defined in the Federal Aviation Regulations, Part 77, and shown on the Airport Zoning Maps referenced in Section 1303.

Section 1303. Airport Zones

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones, which include all the land within the approach zones, transitional zones, horizontal zones and conical zones as they apply to Malcolm B. McKinnon Airport and Glynco Jetport. These zones are shown on the Glynn County Airports Master Plan as maintained in the Glynn County Airport Commission offices. These zones shall be superimposed over existing zoning districts and the special requirements of this district shall apply in addition to the requirements of the use district within which a specific property is located. Property located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

- 1303.1 Approach Zones. The inner edge of these zones coincides with the width of the primary surfaces, and the horizontal dimensions are as shown on the zoning maps for the respective approach surfaces.
- 1303.2 Transitional Zones. There is a slope of seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of one hundred and fifty (150) feet above the airport elevation. In addition to the foregoing, there are established height limitations sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation of the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limitations sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending a horizontal distance of five thousand (5,000) feet measured at ninety (90) degree angles to the extended runway centerline.
- 1303.3 Horizontal Zones. This zone is established at one hundred and fifty (150) feet above the airport elevation or at a height of 169.39 feet above mean sea level for McKinnon Airport, and 176.11 feet above mean sea level for Glynco Jetport.

1303.4 Conical Zones. Slopes twenty (20) feet outward of each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of three hundred and fifty (350) feet above the airport elevation.

Section 1305. Height Limitations

Except as otherwise provided in this section, no structure shall be erected, altered or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a height in excess of the applicable height limit herein established for each zone. Such height limitations are hereby established for each zone, as the elevation of the respective imaginary surfaces shown on the zoning map. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail. Notwithstanding any provisions of this section to the contrary, the height limits prescribed by this section shall not establish for any particular parcel of land at any particular point a height of less than forty-five (45) feet above the surface elevation of the land at that point.

Section 1306. Use Restrictions

1306.1 Notwithstanding any other provisions of this section, no use may be made land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airports and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airports, impair visibility in the vicinity of the airports, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airports.

1306.2 Prohibited Uses. The following uses are prohibited in any approach surface zone or transitional zone:

- 1) Churches, schools, theaters and other places of public assembly.
- 2) Multi-family dwellings in excess of 4 units.
- 3) Hospitals and other institutions.
- 4) Any other similar uses where concentrations of people are customary.

Section 1307. Non-Conforming Uses

1307.1 Regulations Not Retroactive. The regulations prescribed in this Ordinance shall not be considered to require the removal, lowering, or other changes or alterations of any structure not conforming to the effective date of this Ordinance, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any changes in the construction, alteration, or intended use of any construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted. Existing trees and natural vegetation are not exempt from this Ordinance and shall be trimmed to insure compliance with this Ordinance.

1307.2 Marking and Lighting. Notwithstanding the preceding provision of this section, the owner of any existing non-conforming structure is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Glynn County Airport Commission to indicate to operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the Glynn County Airport Commission.

Section 1308. Conflicting Regulations

Whenever any other provisions of the Zoning Ordinance of the County of Glynn relating to height regulations shall be in conflict with the provisions of this Article, with respect to the areas covered hereby, the provisions of this Article shall control; except that when each shall prescribe height limitation, that provisions which impose the greater limitation shall control.